

FILE NO. 981887

RESOLUTION NO. 1017-98

[Management Agreement for City Hall Cafe]

AUTHORIZING THE EXECUTION OF A MANAGEMENT AGREEMENT FOR A CAFÉ ON THE GROUND FLOOR OF CITY HALL WITH L & L, a PARTNERSHIP.

WHEREAS, City conducted a Request For Proposal for the management of the City Hall Café and the selection committee chose L & L, a Partnership as the winning proposal; and,

WHEREAS, The Director of Property has completed negotiations for a Management Agreement for said cafe; now, therefore, be it

RESOLVED, In accordance with the recommendation of the Director of Administrative Services and the Director of Property, the Board of Supervisors hereby approves, and authorizes the Director of Property, on behalf of the City and County of San Francisco as landlord to execute, a Management Agreement, a copy of which is on file in the office of the Clerk of the Board of Supervisors, with L & L, a Partnership, as Tenant, for approximately 850 net rentable square feet of ground floor space at City Hall; and, be it

FURTHER RESOLVED, The term of the agreement shall commence on January 1, 1999 and shall end December 31, ²⁰⁰³~~2004~~; and, be it

FURTHER RESOLVED, The Base Rent commencing January 1, 1999 through December 31, ²⁰⁰³~~2004~~, shall be \$850.00 per month plus an additional payment of nine percent (9%) of the gross monthly sales; and, be it

FURTHER RESOLVED, Tenant shall have an option to extend the term for one additional 5-year period at a rate no less than the previous rental or Fair Market Value, whichever is higher; and, be it

FURTHER RESOLVED, That the Director of Property is hereby authorized to execute the Agreement in substantially the same form presented to this Board; and, be it

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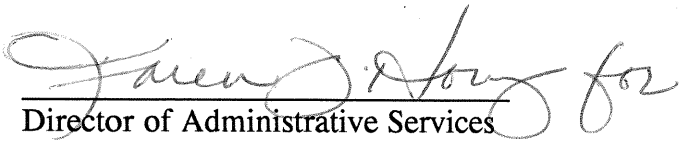
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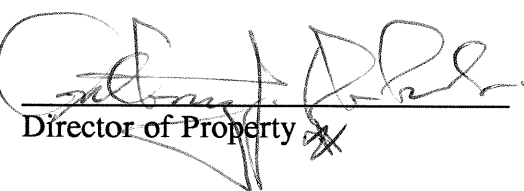
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FURTHER RESOLVED, That all actions heretofore taken by the officers of the City with respect to such agreement are hereby approved, confirmed and ratified.

The City Attorney shall approve the form of the Management Agreement and any related documents.

RECOMMENDED:


Director of Administrative Services


Director of Property



City and County of San Francisco

Veterans Building
401 Van Ness Avenue, Room 308
San Francisco, CA 94102-4532

Tails Resolution

File Number: 981887

Date Passed:

Resolution authorizing the execution and Management Agreement for a cafe on the ground floor of City Hall with L & L, a Partnership.

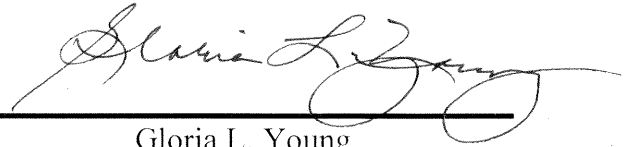
December 7, 1998 Board of Supervisors — ADOPTED

Ayes: 9 - Bierman, Brown, Katz, Kaufman, Leno, Teng, Yaki, Yee, Ammiano

Absent: 2 - Medina, Newsom

File No. 981887

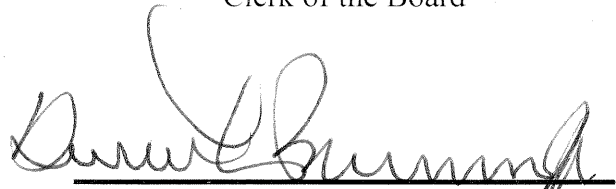
I hereby certify that the foregoing Resolution
was ADOPTED on December 7, 1998 by the
Board of Supervisors of the City and County
of San Francisco.



Gloria L. Young
Clerk of the Board

DEC 11 1998

Date Approved



Mayor Willie L. Brown Jr.

File No. 981887 continued...